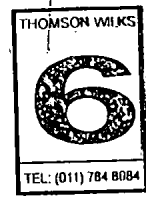


A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

Notas/Notes:

FOLIO BOEK
 27 FEB 2017
 5774
 EIND BLANK BOEK



A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

(a) Datum van ingediening Date of Lodgment	(b) Gelyktydiges nie ingedien nie Simuls not lodged	(c) Regstellings Rectifications
Registrasie 17 FEB 2017 Johannesburg	VERIFY 2017 -03- 06 RINKIE	EXECUTE BY VOER UIT TEEN 2017 -03- 01

Onsnoekers/Examiners	Kamer/Room	Skakeling Linking	Verwerp Reject	Passeer Passed
1 D. Hlubi	GROUP C			
2 TG Baloyi	GROUP C	2	1	
3				

B. (a) VIR AKTEBESORGER SE GEBRUIK FOR CONVEYANCER'S USE

Verwysing No./Reference No. **Amekel 375 m**

Skakeling/Linking **2 1**

T 000006161/2017/20

(Brief description of property (only para. 1 in Deed)
 (Kort beskrywing van erendum (slegs para. 1 in Akte)
ERF 970 GREENSIDE

GELYKSYDIGES/SIMULS

Kode Code	Name van Partye Names of Parties	Firms Firm No.	No. in Stel/batch	Titels ens. binne Titles etc. within
1	T Ym Chen / Capucino Trading	6	1	
2	BC Ym Chen / Std Bank	338	2	
3				
4				
5				
6				
7				
8				
9				
10				

B VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

	Opmerkings Remarks	Paraaf Initials
Interdike nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
	(2) Begiftigingswerwe Endowment erven	
	(3) Befigtiging Endowment	
Datum Date	(4) Voorwaardes Conditions	
	(5) Mikro Micro	
Interdike nagesien deur Interdicts check by	(6) Algemene plan General plan	
	(7) Titelakte Titel deed	
	(8) Verbande teen dorps-titel Bonds against township title	
Datum Date	(9) Datum nagesien Date checked	

Kantoor instruksies/Office instructions:
Seksie/Section:

**(b) GELYKTYDIGES MET ANDER-REGISTRASIEKANTORE/DEELTTITELS:
SIMULS WITH OTHER REGISTRIES/SECTIONAL TITLES:**

Kode Code	Firma/Firm	Erendum/Property	Kantoor/Office
1			
2			
3			
4			

Registrasie Versoek deur/Registration requested by:

Datum/Date:



6

Fee/Fc...	A	200,00 SA
Exempted	Cat.	
Vrygestel	Kat.	

Thomson Wilks Attorneys
 23 Impala Road
 Chislehurst
 Sandton

Prepared by me



CONVEYANCER
 YVETTE JANSE VAN VUUREN

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

NICOLE KATHERINE SINOVICH

T
 00006161 / 2017

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, he the said
 Appearer being duly authorised thereto by a Power of Attorney signed at
 SANDTON on 6 FEBRUARY 2017 and granted to him by

YING-MING CHEN
Identity Number 590102 0987 08 1
Married out of community of property

|



And the Appearer declared that his said principal had truly and legally sold on 10 November 2016 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

CAPUCCINO TRADING CC
Registration Number: 2008/233074/23

its Successors in Title or assigns, in full and free property

ERF 970 GREENSIDE EXTENSION TOWNSHIP, Registration Division I.R.
the Province of GAUTENG

MEASURING 1086 (ONE THOUSAND AND EIGHTY SIX) Square metres

Held by Deed of Transfer Number T52655/1995.

SUBJECT TO THE FOLLOWING CONDITIONS:-

- a) IN these conditions the term "applicant" shall mean the TRANSVAAL CONSOLIDATED LAND AND EXPLORATION COMPANY LIMITED and its successors in township title.
- b) SHOULD the applicant cease to be a "township owner" or should it notify the local authority that it is no longer prepared to exercise the powers conferred upon it by any conditions of title, or should it at any time neglect or omit to enforce the same when required so to do, the local authority shall have the right to exercise all such powers in its stead.
- c) NO conditions of title other than those specified herein may be imposed except with the approval of the Administrator, provided that the Administrator shall not approve any condition which conflicts with any conditions under which permission for the establishment of the township was granted or with any approved town planning scheme.
- d) THE erf may be subdivided only in exceptional circumstances and then subject to the consent in writing of the Administrator, who in granting such consent may impose whatever conditions he may deem fit, having regard to the character on the township, provided that no subdivision shall be less than one-quarter of an acre. This provision shall not apply to land set aside for public or municipal purposes. No subdivision of Erven Nos 976, 994, 1080/87 and 1099/1109 shall be less than one-half of an acre.
- e) THE owner shall not have the right to make or cause to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of such nature, nor shall he have the right (save and except to prepare the erf for building purposes) to quarry or excavate any stone, lime, clay or other material without the written consent of the Applicant.
- f) NO canteen, restaurant, shop, factory, industry or any place of business whatsoever shall be opened or conducted on the erf.

- g) NOT more than one private dwelling house with the necessary outbuildings shall be erected on the erf. The buildings and necessary outbuildings to be erected on the erf shall cost not less than R2 000,00. The house to be erected shall have its frontage on the road or street on which the erf is situated. Should the erf be situated on more than one roadway, elevations approved by the applicant shall be provided to each roadway. Outbuilding shall be built simultaneously with the dwelling house, which shall be a complete house and not one partly built and intended for completion at a later date.
- h) PLANS and specifications of all buildings and of additions or alterations to be erected on the erf shall be submitted to and approved by the applicant before the commencement of building operations, and such buildings and any additions or alterations shall be constructed of stone, brick or other similar material approved by the applicant.
- i) BUILDINGS erected on the erf shall be located not less than 7,62 metres from the street boundary without the consent of the applicant first had and obtained. No outbuildings may be erected on any street boundary. The location of the outbuildings shall be in the discretion of the applicant.
- j) THE erf shall be neatly fenced and the owner shall use hardwood or iron palings or good wire fencing, of properly built stone, brick or cement walls, but shall not erect an unsightly fence or one of galvanised iron, canvas or other fabric or reeds, grass, softwood or inflammable material. The fence shall be kept in proper repair by the said owner.
- k) THE roofs of all buildings to be erected on this erf shall, except with the permission in writing of the applicant, be covered with slates, thatch, tiles or shingles to be approved by the applicant.
- l) THE applicant shall have the right to dispose of not more than 30 erven for religious, educational, recreational or public purposes, subject to the above conditions (a) (b) (d) (e) (f) (h) (i) (j) (k) and to such further conditions as the applicant may impose. Should any such erf at any time, without the consent of the applicant, be used for residential purposes, then the Township conditions applicable to residential erven shall apply to such erf.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed.

WHEREFORE the Appearer, renouncing all rights and title which the said

YING-MING CHEN, Married as aforesaid

heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

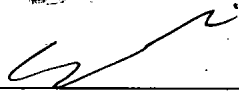
CAPUCCINO TRADING CC
Registration Number: 2008/233074/23

its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 780 000,00 (TWO MILLION SEVEN HUNDRED AND EIGHTY THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

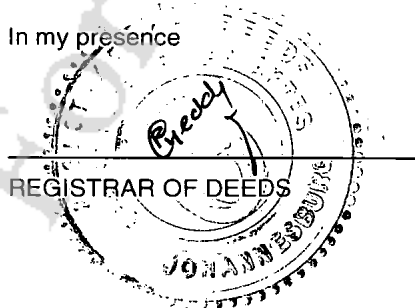
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at JOHANNESBURG on

2017 -02- 2 8



q.q.

In my presence





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Thomson Wilks Attorneys
23 Impala Road
Chislehurst
Sandton

Prepared by me



CONVEYANCER
YVETTE JANSE VAN VUUREN

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

YING-MING CHEN
Identity Number 5901020987081
Married out of community of property

do hereby nominate, constitute and appoint CHANDRA SHUNMAGUM and/or YVETTE JANSE VAN VUUREN and/or NICOLE KATHERINE SINOVICH and/or KARLA LOUISE STRYDOM and/or PALESA PORTIA SEEMA and/or TESSA WILSON

with power of substitution to be the true and lawful Attorney/s and Agent/s of the Transferor to appear before the REGISTRAR OF DEEDS at JOHANNESBURG and there to declare that I did on 10 November 2016 sell to:-

CAPUCCINO TRADING CC
Registration Number 2008/233074/23

for the sum of R2 780 000,00 (Two Million Seven Hundred and Eighty Thousand Rand) the below mentioned property, namely:-

**ERF 970 GREENSIDE EXTENSION TOWNSHIP, Registration Division
I.R. the Province of GAUTENG**

MEASURING 1086 (ONE THOUSAND AND EIGHTY SIX) Square metres

HELD BY Deed of Transfer T52655/1995

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at SANDTON on 6 FEBRUARY 2017.
in the presence of the undersigned witnesses.

AS WITNESSES :

1.  _____
YING-MING CHEN
2.  _____

For Information





③DH
TG

Prepared by me



CONVEYANCER
YVETTE JANSE VAN VUUREN

CONVEYANCER CERTIFICATE

I, YVETTE JANSE VAN VUUREN, a duly admitted Conveyancer practicing in Johannesburg, Province of Gauteng certify that the transfer duty receipt still reflects the old identity number of YING-MING CHEN and that it should read as follows:

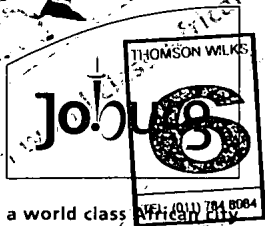
IDENTITY NUMBER: 5901020987081

Dated at JOHANNESBURG on 9 FEBRUARY 2017



CONVEYANCER
YVETTE JANSE VAN VUUREN

For Information Only



Clearance Certificate

Certificate Number : 5100279547

SCHEDULE

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEM ACT, 2000 (ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

In terms of section 118 of the Local Government Municipal Systems Act, 2000 (Act 32 of 2000), it is hereby certified that all amounts that became due to the City of Johannesburg Metropolitan Municipality in connection with the below-mentioned property situated within that municipality for municipal service fees, surcharge on fees, property rates and other municipal taxes, levies and duties during the two years preceding the application for this certificate have been fully paid.

21 Digit Code (or Municipal Reference Number)
Erf Number
Portion
Extension
Zoning
Registration division / Administrative District
Suburb
Town
Sectional Title Unit number
Exclusive use area and number as referred to on the registered plan
Real Right
Scheme registration number
Sectional Title Scheme Name
Registered Owner
Name and ID/ Registration No. of all purchaser/s

TOIR0286991000009700000000
00000970
00000
00
RESIDENTIAL 1

GREENSIDE EXT.

Y M CHEN
6504260164087 , 6008185135081 ,

This certificate is valid until 31.03.2017

Given under my hand at on 12 - 12 - 2016

MUNICIPAL MANAGER
CITY OF JOHANNESBURG MUNICIPALITY

Date Issued : 08.12.2016

Authorised Official:

FEDCC No. 1655395

CDH
TE

TRACK NUMBER 20005771412

BLACK-BOOKING ENQUIRY ON NAME - CHEN YING-MING
ID NUMBER - 5901020987180
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

CHEN YING-MING

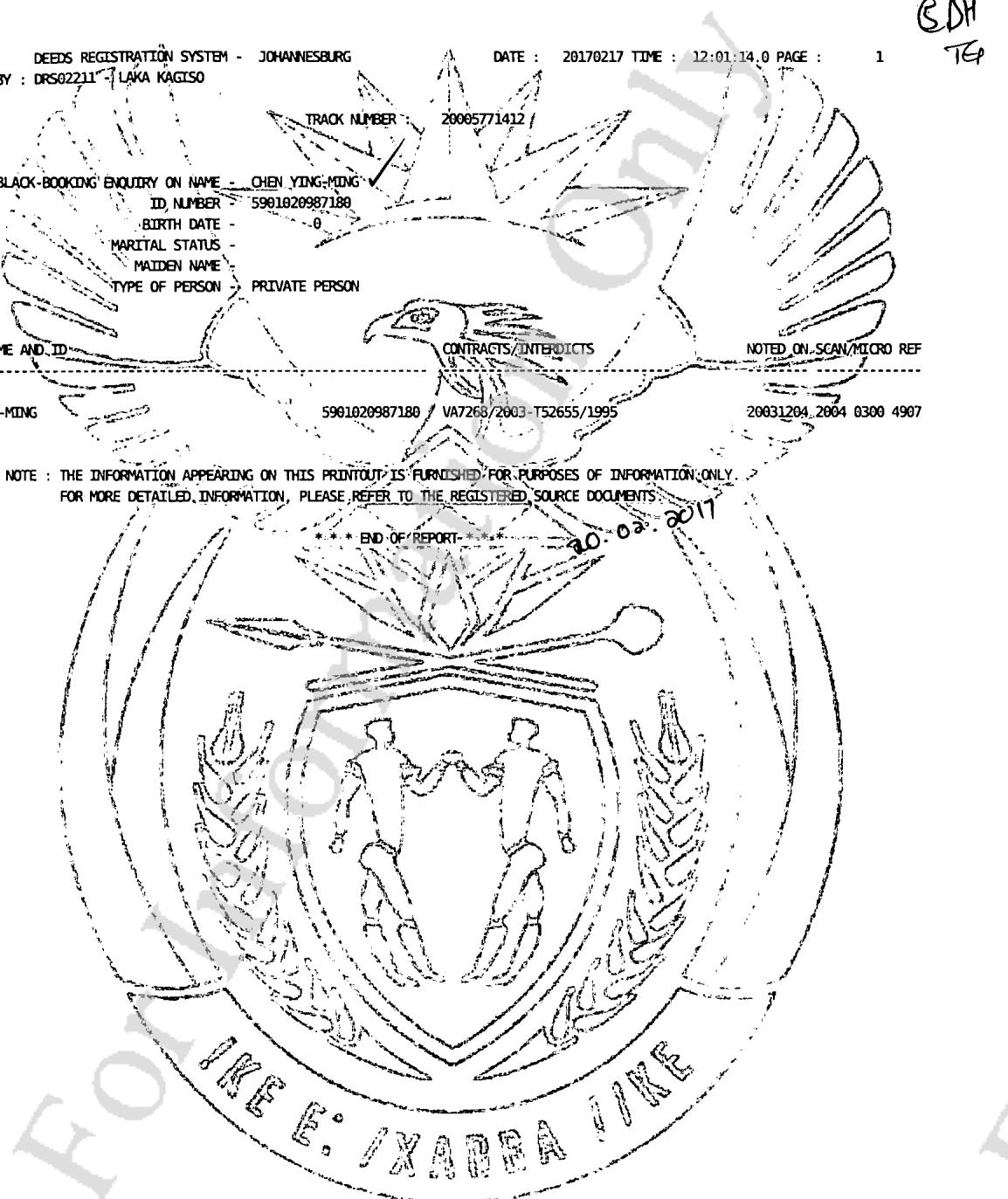
5901020987180 VA7268/2003-T52655/1995

20031204, 2004 0300 4907

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS

*** END OF REPORT ***

20-02-2017



6DH
TG

TRACK NUMBER 20005771412

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 970
TOWNSHIP GREENSIDE EXT
REG DIV IR

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO T8737/941
EXTENT 1086 SQM
CLEARANCE CITY OF JOHANNESBURG

NO INTERDICTIONS

DOCUMENTS
B60167/2003
VA7268/2003

BC

HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
STANDARD BANK OF SOUTH AFRICA LTD	R500000.00		2004 0300 4917	1204
TS2655/1995			2004 0300 4907	1204

OWNER DETAILS

FULL NAME & SHARE
CHEN YING-MING

PURCH. DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE/DEED	MDD	MICROFILM REF
19950710	R220000.00		5901020987180	TS2655/1995	1030	2004 0300 4911

* O/P/A - 0 MULTIPLE OWNER P MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

20.02.2017

FOUNDED: 1846
FOLK: IXABRA IRE